



NOTICE OF APPLICATION & PUBLIC MEETING
Pursuant to Section 34 of the *Planning Act*

**APPLICATION FOR
ZONING BY-LAW AMENDMENT (Z23-25)**

APPLICANT: XinYu Niu
AGENT: Strik, Baldinelli, Moniz Ltd. c/o Sandra Congdon
LOCATION: 4756 Dundas Street
ROLL NO.: 392603101026700

Purpose and Effect

The purpose and effect of this Application is to rezone the subject lands from the Agricultural (A) Zone to a site-specific Agricultural (A-#) Zone to permit a badminton training facility as an agricultural home occupation to be located within a proposed 688 square metre (7405.57 ft²) accessory building. The badminton training facility would be located within a 548 square metre (5898.62 ft²) portion of the building. The badminton training facility is proposed to have two badminton courts, a bathroom, a mezzanine, an office, and storage of sports equipment and would be owned and operated by the applicant and occupants of the single detached dwelling on the subject lands. The hours of operation are proposed to generally be from 10 am to 9 pm, with most lessons taking place between 10 am to 4 pm on weekends and 5 pm to 9 pm on weekdays. During lessons, it is anticipated that approximately 12-14 individuals will be located within the building. During the transition from one lesson to the next, it is anticipated that approximately 16-20 individuals will be located within the building.

In addition to the above, the applicant is also seeking to permit an Additional Residential Unit (ARU) on the subject lands, to be independently located within the proposed accessory building. The ARU is proposed to be 140 square metres (1506.95 ft²) in size. As mentioned, the lands contain a single detached dwelling with a floor area of 204 square metres (2195.84 ft²).

The applicant is proposing to service both the ARU and the badminton training facility using the property's existing private well and septic system.

In accordance with Section 34(10.4) of the *Planning Act*, the Municipality of Thames Centre has deemed this rezoning application to be complete for the purposes of Section 34(10.1) and (10.2) of the *Planning Act*.

Description and Location of Subject Land

The subject lands are legally described as West Part of Lot 1, Concession 4, (geographic Township of West Nissouri), Municipality of Thames Centre. The subject property is located on the north side of Dundas Street (Highway 2), just east of Fairview Road.

Public Meeting

The Municipality's Council will hold a public meeting to consider the subject applications.

Thames Centre Council meetings are held in a hybrid format, being conducted electronically and in-person.

Date: Monday October 20, 2025

Time: 5:00 p.m.

Place: This will be a hybrid meeting.

Thames Centre Municipal Office Council Chambers- 4305 Hamilton Rd., Dorchester and broadcasted live on the Municipality's YouTube Channel, namely:
www.youtube.com/municipalityofthamescentre

The public is advised that the Council meeting will begin at 5:00 p.m., although the exact time of item is unknown. To participate **electronically** via phone or by video using Zoom, registration is required. Please visit the website www.thamescentre.on.ca/registration and complete the registration process before **12 Noon on Monday, October 20, 2025**. Notwithstanding the deadline above, members of the public are asked to register as soon as possible to provide an orderly registration process and meeting. Send any **written comments or concerns** for Council's consideration via email to comments@thamescentre.on.ca or by mail to the municipal office before **12 Noon on Wednesday, October 15, 2025**. The public is advised that comments expressed, and written material presented are a matter of public record for full disclosure.

Other Planning Act Applications: None.

Other Information:

If you wish to be notified of the decision of the Municipality of Thames Centre on the proposed zoning bylaw amendment, you must make a written request to the Municipality of Thames Centre, Clerk, 4305 Hamilton Road, Dorchester, Ontario, N0L 1G3.

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Municipality of Thames Centre to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Municipality of Thames Centre before the by-law is passed, the person or public body is not entitled to appeal the decision. If a person or public body does not make oral submissions at a public meeting or make written submissions to the Municipality of Thames Centre before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Notwithstanding the above, subsection 34(19) of the *Planning Act* defines the parties that are eligible to appeal the decision to the Ontario Land Tribunal.

If you have any questions regarding the applications please contact Amanda Storrey, Director of Planning and Development Services, at 519.268.7334 x 249 or at astorrey@thamescentre.on.ca

DATED at the Municipality of Thames Centre, this 30th day of September 2025.

Municipality of Thames Centre
4305 Hamilton Rd.
Dorchester, ON
N0L 1G3

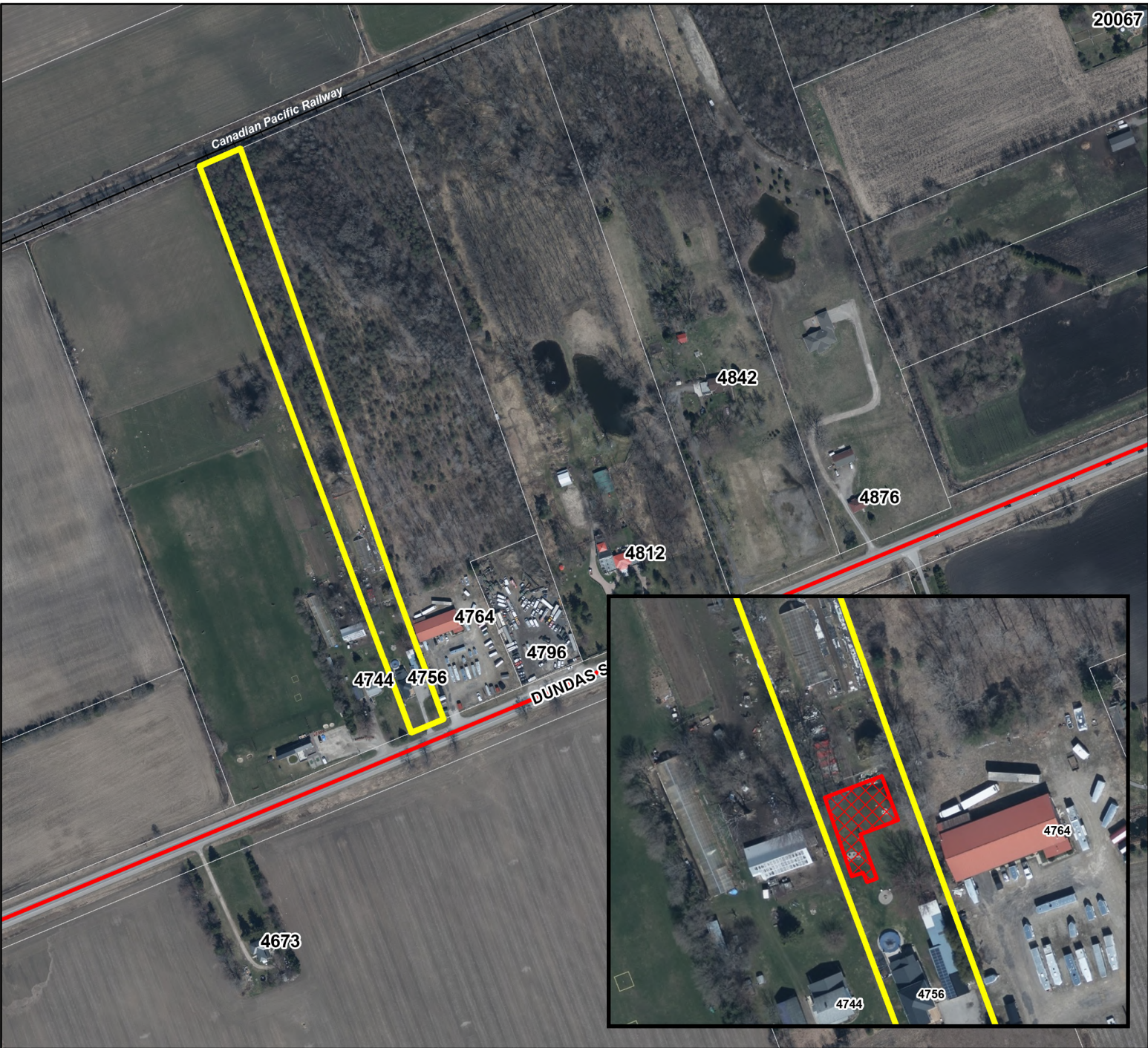
APPLICATION FOR ZONING BY-LAW AMENDMENT: ZBA 23-2025

Owner: XinYu Niu
Applicant/Agent: Sandra Congdon

4756 Dundas St
CON 4 W PT LOT 1



Municipality of THAMES CENTRE



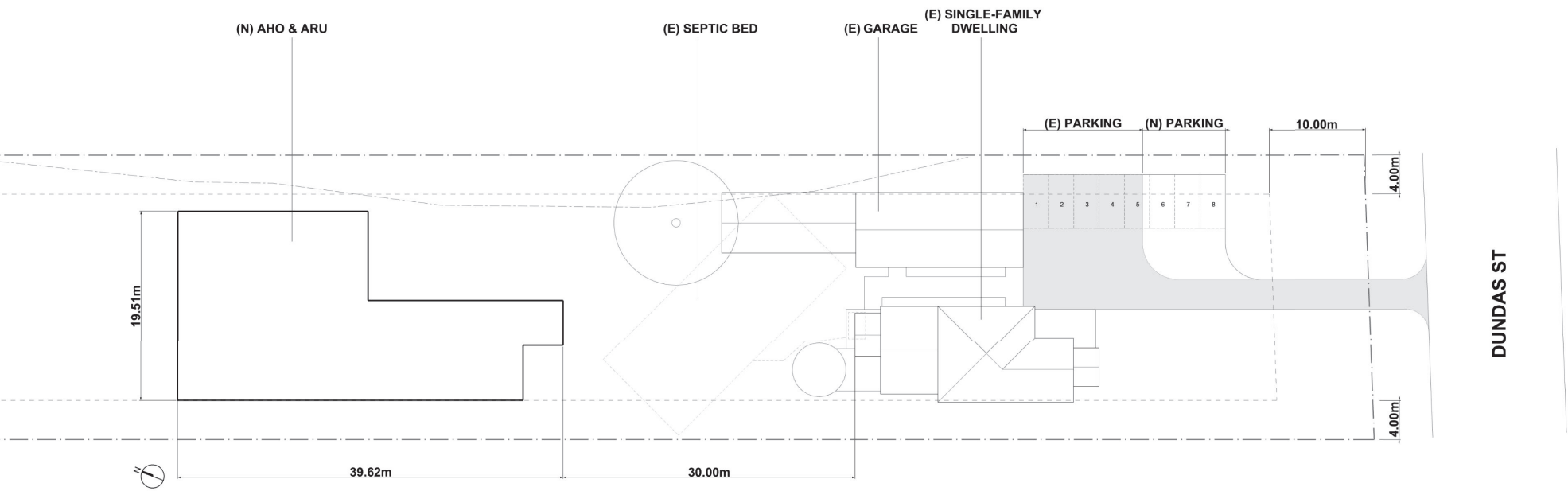
Published by the County of Middlesex
Planning Department
399 Ridout Street North, London, ON N6A 2P1
(519) 434-7321
September, 2025

 Lands subject to zoning by-law amendment
 Four Lane Arterial Road



1:4,700
0 45 90 180 Metres

Disclaimer: This map is for illustrative purposes only.
Do not rely on it as being a precise indicator of routes,
locations of features, nor as a guide to navigation.



Proposed Site Plan, Enlarged, 1:400 scale